

POSTED 2/20/09

MEETING NOTICE

CITY OF WARWICK

ZONING BOARD OF REVIEW

DATE: TUESDAY, MARCH 10, 2009

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL

COUNCIL CHAMBERS TOP FLOOR

3275 POST ROAD

WARWICK, RI 02886

Review and acceptance of minutes for the hearing of February 10, 2009

REQUEST FOR AN EXTENSION OF PREVIOUSLY APPROVED GRANT

Petition #9450 Ward 2

The petition of Alderbrook Builders, 23 Alderbrook Drive, Cranston, RI, for a request for a variance/special use permit to construct a 28' x 50' one story office building on subject property, proposed building having less than required side yard setbacks, subject property having

less than required parking and landscaping, northwesterly corner of Walnut Street and Elm Street, Warwick, RI, Assessor's Plat 284, Lot 232, zoned Light Industrial. (Original hearing date December 11, 2007 - First extension request)

Petition #9469 Ward 8

The petition of K. Joseph Shekarchi, 33 College Hill Road, Ste. 15E, Warwick, RI, for a request for a variance/special use permit to subdivide subject property containing existing single-family dwelling into two lots and construct three buildings containing a total of nine (9) residential dwelling units, subject property having less than required frontage, easterly side of Commonwealth Avenue (686), Warwick, RI, Assessor's Plat 247, Lot 47, zoned Residential A-10. (Original hearing date February 13, 2007 - Second extension request)
DOCKET - REGULAR HEARING OF MARCH 10, 2009 PAGE 2

Petition #9288 Ward 9

The petition of Charles Abosamra, 11 Sea Breeze Terrace, Warwick, RI, for a request for a variance/special use permit to merge three parcels of land (Lots 7, 8, & 35) and construct three (3) multi family dwellings containing three (3) units each for a total of ten (10) units subject property containing existing single-family dwelling, existing garage having less than required side yard setback, subject property having less than required off street parking, setbacks for parking

spaces from building, less than required distances between buildings and less than required landscaping, southerly side of Centerville Road (724), Warwick, RI Assessor's Plat 242, Lots 7, 8 & 35, zoned Residential A-15. (This is the third extension request - Original hearing date March 14, 2006)

REGULAR HEARING

Petition #9713 Ward 6

The petition of Michael & Gail Andrews, 114 Brushneck Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing shed, pool and pool filter, shed with less than required side yard and rear yard setback, pool having less than required side and rear yard setback, pool filter with less than required rear yard setback, southerly side of Brushneck Ave., Warwick, RI, AP 360, Lot 19, zoned Residential A-7.

Petition #9726 Ward 4

The petition of Deborah Jackman, 58 Stanmore Road, Warwick, RI, for a request for a dimensional variance to construct an 18' x 24' two story addition on existing dwelling with less than required side yard and rear yard setbacks, subject property being an undersized lot, southerly side of Stanmore Road (58), Warwick, RI, Assessor's Plat 328, Lot 79, zoned Residential A-7.

Petition #9727 Ward 6

The petition of Rios Realty LLC, 2157 West Shore Road, Warwick, RI & Fred's Autohaus, Inc., 2157 West Shore Road, Warwick, RI, for a request for a special use permit to expand existing auto repair and sales operation on subject property and utilize existing rear building for automotive use (car carrier and auto parts storage operation), northerly side of West Shore Road (2157), Warwick, RI, Assessor's Plat 350, Lot 312, zoned General Business and Residential A-7.

Petition #9728 Ward 3

The petition of MiKent, Inc., 595 Jefferson Blvd., Warwick, RI for a request for a dimensional variance to legalize second story addition constructed on single-family

DOCKET - REGULAR HEARING OF MARCH 10, 2009 PAGE 3

dwelling, said addition having less than required side yard setback, southeasterly side of Liverpool Street (20), Warwick, RI, Assessor's Plat 348, Lot 368, zoned Residential A-7.

Petition #9729 Ward 6

The petition of Joseph & Nancy McCormick, 41 Ryan Avenue,

Warwick, RI, for a request for a dimensional variance to legalize existing deck, said deck having less than required side and rear yard setbacks, westerly side of Ryan Avenue (41), Warwick, RI, Assessor's Plat 361, Lot 824, zoned Residential A-7.

Petition #9730 Ward 3

The petition of Bar RI, LLC, 1400 Post Road, Warwick, RI, for a request for a dimensional variance to construct an 80' flagpole on subject property, said flagpole being higher than allowed by ordinance, southerly side of Post Road (1400 – Balise of Warwick), Assessor's Plat 309, Lot 62, zoned General Business.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.